079.A	0003	0051.2	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,000 /	735,000
					USE VALUE:	735,000 /	735,000
					ASSESSED:	735,000 /	735,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	51 BRATTLE STREET LLC		
Owner 2:			
Owner 3:			
Street 1:	49 BRATTLE ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	RILEY ROBERT J TRUSTEE -
Owner 2:	RILEY TRUST FOR REAL ESTATE -
Street 1:	49 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1954, having primarily Conc. Block Exterior and 2647 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o	R1	SINGLE FAMLY	100	Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	735,000			735,000
Total Card	0.000	735,000			735,000
Total Parcel	0.000	735,000			735,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.67 | /Parcel: 277.6

Legal Description

User Acct 290549

GIS Ref

GIS Ref

Insp Date 11/29/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 079.A-0003-0051.2

!15549!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	707,800	0	.		707,800	707,800	Year End Roll	12/18/2019
2019	343	FV	646,000	0	.		646,000	646,000	Year End Roll	1/3/2019
2018	343	FV	391,600	0	.		391,600	391,600	Year End Roll	12/20/2017
2017	343	FV	370,600	0	.		370,600	370,600	Year End Roll	1/3/2017
2016	343	FV	370,600	0	.		370,600	370,600	Year End	1/4/2016
2015	343	FV	349,500	0	.		349,500	349,500	Year End Roll	12/11/2014
2014	343	FV	349,500	0	.		349,500	349,500	Year End Roll	12/16/2013
2013	343	FV	349,500	0	.		349,500	349,500		12/13/2012

PRINT

Date	Time
12/11/20	05:15:22

LAST REV

Date	Time
04/30/19	14:43:12

apro

15549

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RILEY ROBERT J	63110-296		12/24/2013		380,000	No	No		
RILEY ROBERT J	48946-571		2/2/2007			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2016	128	Heat App	7,000		2/3/2016			Heat and AC.
2/2/2016	119	Manual	35,585		2/2/2016			Frame interior wal
12/3/2008	1469	Manual	3,000	C				install wood pelle
10/4/2007	901	Dormers	78,000	C		G9	GR FY09	PORTION ASSESS W/

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Measured	197	PATRIOT
2/7/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 343 | Condo-Comm | Prime NB Desc: COM/IND COND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	63 - Condo Office		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	5 - Minimul	50	%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.17778611
Const Adj.:	0.94778073
Adj $ / SQ:	279.071
Other Features:	17500
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1020870
Depreciation:	285844
Depreciated Total:	735027

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	376.75
Special Features:	0	Val/Su Net:	277.67
Final Total:	735000	Val/Su SzAd	277.67

SKETCH

UnSketched SubAreas:
GLA: 2647,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,647	279.070	738,700

Net Sketched Area:	2,647	Total:	738,700

Size Ad	2647	Gross Are	2647	FinArea	2647

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.A-0003-0051.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc